



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Monday**  
**September 29, 2003**

*Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board, in regional libraries and at <http://www.fairfaxcounty.gov/gov/bos/bdagenda/schedule.htm> by the Friday prior to each Monday meeting.*

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9:00 a.m. Presentations

10 a.m. Presentation of Environmental Excellence Award

10:15 a.m. Appointments

10:15 a.m. Items Presented by the County Executive

10:45 a.m. Matters Presented by Board Members

11:35 a.m. Closed Session

3 p.m. Public hearing on Special Exception Amendment Application SEA 94-M-047 (Saul Subsidiary I Limited Partnership) to amend SE 94-M-047 previously approved for a fast food restaurant or drive-in bank in a Highway Corridor Overlay District and a waiver of open space requirements and to amend SE 056-78 previously approved for a waiver of certain sign regulations, to permit building additions, an additional fast food restaurant with drive through, site modifications, reduction in land area, waiver of certain sign regulations and waivers/modifications in a Commercial Revitalization District. Located at 6201 Arlington Blvd. (Seven Corners Shopping Center) on approx. 31.56 ac. of land zoned C-7, HC, SC and CRD. Mason District. Tax Map 51-3 ((1)) 29, 29A and 51-3 ((16)) (B) 1.

3 p.m. Public hearing on Rezoning Application RZ 2003-SU-028 (Michael A. and Marie K. Ricciardi) to rezone from R-1, R-3 and WS to R-3 and WS to permit cluster residential development at a density of 2.54 dwelling units per acre and waivers of the minimum district size and open space requirements. Located on the W. side of Old Clifton Rd. at its intersection with Clifton Rd. on approx. 3.15 ac. of land. Comp. Plan Rec: 2-3 du/ac. Sully District. Tax Map 66-1 ((2)) 1 and 2.

3 p.m. Public hearing on Rezoning Application RZ 2003-SU-005 (Kustom Kastles L.L.C.) to rezone from R-1 and WS to R-2 and WS to permit a cluster residential development at a density of 1.89 dwelling units per acre and a waiver the minimum district size requirement. Located on the W. side of Veronica Rd., approx. 200 ft. N. of its intersection with Fernbrook Dr. on approx. 2.65 ac. of land. Comp. Plan Rec: 1-2 du/ac. Sully District. Tax Map 55-1 ((2)) 32.

3 p.m. Board decision on Rezoning Application RZ 2002-MV-037 (National Capital Land & Development, Inc.) to rezone from R-1 to PDH-5 to permit residential development at a density of 4.92 dwelling units per acre (du/ac) and approval of the conceptual development plan. Located on the W. side of Pohick Rd., approx. 200 ft. N. of Waldren Dr. on approx. 5.69 ac. of land. Comp. Plan Rec: 5-8 du/ac. Mt. Vernon District. Tax Map 107-2 ((1)) 11; 108-1 ((1)) 43 and 45A.

3:30 p.m. Public hearing on Rezoning Application RZ 2003-BR-017 (Eastwood Properties, Inc.) to rezone from R-1 to R-2 to permit residential development at a density of 1.57 dwelling units per acre (du/ac). Located on the E. side of Ox Rd., approx. 200 ft. N. of Zion Dr. on approx. 1.27 ac. of land. Comp. Plan Rec: 1-2 du/ac. Braddock District. Tax Map 68-3 ((1)) 8A.

3:30 p.m. Public hearing on Proffered Condition Amendment Application PCA 84-P-101-3 (Camden U.S.A., Inc.) to amend the proffers for RZ 84-P-101 previously approved for mixed use development to permit residential and mixed use development at a density of 54 dwelling units per acre (du/ac). Located in the N.E. quadrant of the intersection of Fair Lakes Pkwy. and Monument Dr. on approx. 7.45 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area: Residential as an option. Springfield District. Tax Map 46-3 ((1)) 36E.

3:30 p.m. Public hearing on Proffered Condition Amendment Application PCA 78-S-063-3 (Westfields Corporate Center Associates, Limited Partnership) to amend the proffers for RZ 78-S-063 previously approved for office development to amend the proffers concerning road phasing with an overall Floor Area Ratio (FAR) of 0.50. Located N. and S. of the intersection of Westfields Blvd., Sully Rd. and Stonecroft Blvd. on approx. 248.78 ac. of land zoned I-3 and WS. Comp. Plan Rec: Mixed use. Sully District. Tax Map 44-1 ((1)) 6; 44-1 ((4)) 35; 44-3 ((1)) 10A, 15; 44-3 ((6)) 7, 14E and 21F.

3:30 p.m. Public hearing on Rezoning Application RZ 2002-PR-036 (Ralph W. and Nancy T. Shirley) to rezone from R-1 to R-3 to permit residential development at a density of 2.71 dwelling units per acre (du/ac). Located at the W. terminus of Tobin Rd., approx. 580 ft. W. of its intersection with Monarch La. on approx. 32,215 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Providence District. Tax Map 59-1 ((1)) 7.

3:30 p.m. Public hearing on Proffered Condition Amendment Application PCA 79-C-148 (Keystone LLC) to amend the proffers on a portion of RZ 79-C-148 previously approved for commercial development to permit four (4) single family dwellings at a density of 2.28 dwelling units per acre (du/ac) in a project with an overall density of 3.97 du/ac. Located on the N. side of Elmendorf Dr. and on the W. side of Aran Ct. on approx. 1.75 ac. of land zoned PDH-4. Comp. Plan Rec: 3-4 du/ac. Providence District. Tax Map 47-2 ((28)) M1.

4 p.m. Public hearing on Rezoning Application RZ 1999-PR-035 (BBV Building Companies, Inc.) to rezone from R-1 to R-2 to permit a cluster residential development at a density of 1.82 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Gallows Rd. and Idylwood Rd. on approx. 7.70 ac. of land. Comp. Plan Rec: 1-2 du/ac. Providence District. Tax Map 39-4 ((1)) 26.

4 p.m. Public hearing on Rezoning Application RZ 2003-PR-016 (Ernest A. and Eileen M. Demarco, Trustees) to rezone from R-1 to R-3 to permit residential development at a density of 2.08 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Woodburn Rd. and Hayden La. on approx. 41,861 sq. ft. of land. Comp. Plan Rec: 1-2 du/ac. Providence District. Tax Map 59-1 ((1)) 17.

4 p.m. Public hearing to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Out-of-Turn Plan Amendment #S03-IV-MV1 concerns approx. 8.89 ac. generally located on the northeast corner of Richmond Highway and Arlington Drive (92-4 ((1)) 94, 94A) in the Mount Vernon Supervisor District. The area is planned for office/hotel use at .50 FAR with an option for office/hotel at .70 FAR with conditions. The Plan Amendment will consider adding text that states a drive-thru bank may be appropriate if the area develops as a shopping center. Recommendations relating to the transportation network may also be modified. Copies of the proposed Plan Amendment and staff report may be obtained from the Dept of Planning & Zoning, 7th floor, Herrity Building, 12055 Government Center Pkwy., Fairfax, Virginia. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-3151 to have their names placed on the speakers' list. Any questions regarding the details of this Plan Amendment may be directed to the Planning Division at 703-324-1210. ADA: Reasonable accommodation is available upon 7 days advance notice, please call 703-324-1334.

4:30 p.m. Public hearing to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Out-of-Turn Plan Amendment S03-IV-MV3 concerns parcel 83-4((1))11A that is located in the SW quadrant of the intersection of Richmond Highway and the Capital Beltway (I-495/I-95). The amendment would increase the planned intensity for hotel use from 0.50 FAR to 0.60 FAR. Recommendations relating to the transportation network may also be modified. Copies of the staff report concerning this amendment may be obtained two weeks prior to the Planning Commission public hearing from the Planning Division of the Dept. of Planning and Zoning, 7th Floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA. Copies of the Planning Commission recommendation may be obtained from the Planning Commission office, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. The staff report will also be available on the DPZ website at [http://www.fairfaxcounty.gov/gov/ocp/comprehensive\\_plan/amendments.htm](http://www.fairfaxcounty.gov/gov/ocp/comprehensive_plan/amendments.htm). Persons desiring to speak on this proposed amendment at the public hearing may call (703) 324-3151 to have their names placed on the speakers list. Any questions regarding the details of this amendment may be directed to the Planning Division at (703) 324-1210. Office hours are 8:00 a.m. to 4:30 p.m. ADA: Reasonable accommodation is available upon 7 days advance notice. For accommodation information, call (703) 324-1334.

4:30 p.m. Public hearing on Proffered Condition Amendment Application PCA 2001-BR-028 (Zion Neighborhoods LLC) to amend the proffers for RZ 2001-BR-028 previously approved for residential development to permit the addition of one lot, the elimination of a stormwater management pond and site modifications at a density of 2.39 dwelling units per acre (du/ac). Located in the S.E. quadrant of Zion Dr. and Laura Belle La. on approx. 8.80 ac. of land zoned PDH-3. Comp. Plan Rec: 2-3 as an option. Braddock District. Tax Map 68-4 ((1)) 48, 49, 50A; 68-4 ((4)) A1, C, D, 1; 77-2 ((26)) 1 – 3.

4:30 p.m. Public hearing on Special Exception Application SE 2003-HM-010 (Jacques J. Moore) to permit expansion of an existing vehicle sales, rental and ancillary service establishment. Located at 8595 Leesburg Pi. on approx. 6.97 ac. of land zoned C-7, HC and SC. Hunter Mill District. Tax Map 29-3 ((1)) 1B.

5 p.m. Public hearing on the matter of an amendment to: 1) Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax to revise the mobile and land based telecommunication facility provisions; and 2) The Comprehensive Plan in Out-of-Turn Plan Amendment #S03-CW-1CP to provide additional policy guidance for locating and establishing mobile and land based telecommunication facilities in the County. This Plan Amendment adds new objectives and policies to the Public Facilities element of the County's Policy Plan for evaluating the appropriate location, character and extent of telecommunication facilities under the County's 2232 Review process and provides an option for administratively reviewing facilities meeting specific standards for no visual impact. Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

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*Fairfax County is committed to a policy of nondiscrimination in all County programs, services and activities and will provide reasonable accommodations upon request. To request special accommodations call the Office of the Clerk to the Board, (703) 324-3151 (VOICE) or (703) 324-3903 (TTY). Please allow seven working days in advance of the event in order to make the necessary arrangements.*